



Connells

Courtney Road
Bristol



Property Description

This beautifully presented 1930s-style detached home offers deceptively spacious accommodation, blending modern updates with charming original features such as picture rails and period doors. The welcoming entrance hall leads to a generous lounge with a log burner and lovely views across the rear garden, a separate sitting room, and a spacious kitchen/family room with ample space for dining. Additional ground floor amenities include a utility room and a cloakroom/WC. Upstairs, the property boasts a fantastic main bedroom with scenic views and an en-suite shower room, three further well-proportioned bedrooms, and a stylish family bathroom. Outside, the rear garden is impressively sized and features mature plants and shrubs, a raised decking area, and a lawn, while the front offers a brick-paved driveway leading to an integral garage.

Entrance Hall

Original style window to the front, 1930s style wood and glazed panel door to the front, stairs leading to the first floor with storage cupboard under, parquet flooring, contemporary style radiator.

Entrance Porch

Double glaze doors to the front and mosaic style tiled flooring.

Lounge

26' 6" x 11' 2" (8.08m x 3.40m)

Double glazed patio doors to the rear garden, parquet flooring, contemporary style radiator x

2, inset log burner, original style door, 2 x ceiling rose.

Sitting Room

12' 6" into bay x 12' 3" (3.81m into bay x 3.73m)

Double glazed bay window to the front, parquet flooring, original style door, fireplace, radiator.

Kitchen/ Family Room

23' x 16' 3" max (7.01m x 4.95m max)

Double glazed window to the rear, double glazed door to the rear, double glazed french doors to the rear garden, part tiled and part wooden flooring, fitted wall and base units, wooden work tops, space for range style cooker with cooker hood over, space for dishwasher, ceramic one and a half bowl sing unit with mixer tap, space for American style fridge/freezer, 2 x contemporary style radiators, picture rail, original style door.

Utility Room

space for washing machine, space for tumble dryer, velux style window, courtesy door to the garage, tiled flooring, radiator.

Cloakroom/ Wc

low level WC, pedestal hand basin, tiled splashbacks, tiled flooring radiator

First Floor Landing

Double glazed window to the side, loft access, dado rail, radiator

Bedroom One

19' 2" x 10' 2" (5.84m x 3.10m)

Double glazed window to the front rear, wooden flooring, picture rail.

En-Suite

Double glazed frosted window to the side, enclosed shower cubicle with mains shower over, pedestal hand basin, low level WC, tiled splashbacks, tiled flooring, heated towel radiator.

Bedroom Two

13' 6" into bay x 9' 8" (4.11m into bay x 2.95m)

Double glazed bay window to the front, wooden flooring, radiator.

Bedroom Three

12' 4" x 9' (3.76m x 2.74m)

Double glazed window to the rear, radiator, wooden flooring, picture rail

Bedroom Four

7' 8" x 5' 7" (2.34m x 1.70m)

Double glazed window to the side, radiator, wooden flooring

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising jacuzzi bath with mains shower over, pedestal hand basin, low level WC, tiled walls, tile flooring, down lighters, heated towel radiator.

Front Garden

The property is approached via a spacious, brick-paved driveway providing ample off-road parking and access to the integral garage. The front garden is attractively

landscaped with mature shrubs and greenery, creating a welcoming and private feel. A low brick boundary wall adds character and definition, while established planting offers year-round interest and enhances the kerb appeal of this charming home.

Rear Garden

The property boasts a generous, well-maintained rear garden, offering an ideal space for both relaxation and family activities. Featuring a large expanse of lawn bordered by mature hedging and established shrubs, the garden provides excellent privacy and a tranquil setting. A raised decked terrace adjoining the house creates the perfect spot for alfresco dining or entertaining, complemented by a stylish pergola for year-round enjoyment. Additional highlights include a timber shed for storage and ample space for outdoor play equipment, making this garden a versatile and attractive feature of the home. In addition there is a wood store and outside power points.

Garage

16' x 8' 5" (4.88m x 2.57m)

Integral garage with metal up and over door, light and power.

Agent's Note

The vendor's onward purchase is vacant and chain-free.

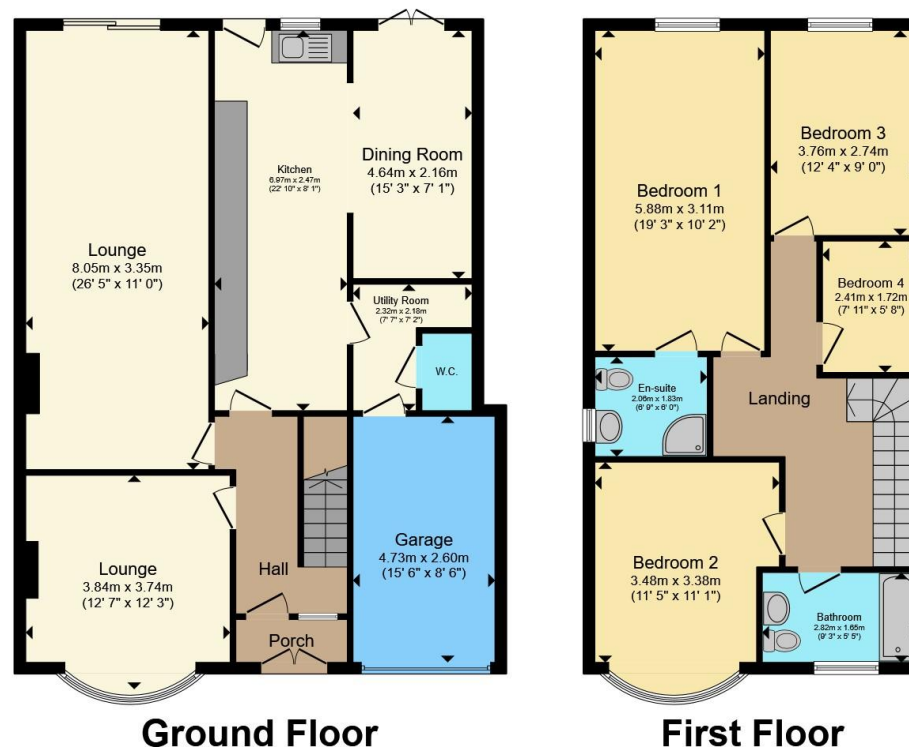
Agent's Note

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Total floor area 166.8 m² (1,795 sq.ft.) approx

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Connells

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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